

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
June 4, 2020  
City Council Chambers

**I. CALL TO ORDER / ROLL CALL:**

The Special Meeting of the Historic Preservation Commission of the City of Woodstock was called to order by Chairman Donovan Day at 7:05 PM on Monday, June 4, 2020 virtually, via Zoom webinar due to the COVID-19 pandemic and Governor Pritzker's stay-at-home mandate.

**HISTORIC PRESERVATION COMMISSION MEMBERS PRESENT VIRTUALLY:** Erica Wilson, Jennifer Wegmann-Gabb, Marti Dejon, and Chair Donovan Day.

**HISTORIC PRESERVATION COMMISSION MEMBERS ABSENT:** Rodney Paglialong.

**STAFF PRESENT VIRTUALLY:** Liaison City Planner Darrell Moore and Executive Assistant/Chief Deputy City Clerk Jane Howie.

**OTHERS PRESENT VIRTUALLY:** Mr. Larry Lough, *The Woodstock Independent*.

**II. PUBLIC COMMENT:** none.

**III. NEW & OLD BUSINESS**

a. 101 S. Johnson Street (The Old Courthouse) – Certificate of Appropriateness for a patio.  
D. Moore thanked Commissioners for being available for this Special Meeting on short notice. He added that unfortunately the petitioners were not available to be in attendance due to the re-opening of their restaurant this evening. He continued on to inform the Commissioners that the Lopprino's request is to add an outdoor patio/seating area to the southeast lawn of the Old Courthouse. He asked Commissioners if this request was ever brought to this Commission before; no one recalled. Mr. Moore added that The Public House has wanted to expand their outdoor dining for quite some time; however, due to the COVID-19 pandemic and the issues it's caused, the restaurant owners have decided to fast forward this request.

Mr. Moore said their proposal is broken into two phases for both financial reasons and expediency. He explained that the petition would like to have approximately 80% of turf grass in the southeast lawn removed to have crushed limestone added to that area. The limestone would be compacted and prepared for outdoor dining. Mr. Moore explained that the renderings are not precise, they are more or less an expression of what they wish to accomplish. However, the big ideas are there. The Lopprino's would like to have access east of the entrance as well as on the Jackson Street side. To make this functional, a fence segment would need to be removed. If approved, that would provide the most direct route to the kitchen and dishwashing from the outdoor space. In addition to the crushed limestone, they want to erect a 20' x 30' temporary tent, which would not cover the entirety of the outdoor eating area, but is available in the near term and complies with the COVID-19 guidelines. Mr. Moore added that the grass around the perimeter would remain.

Mr. Moore continued on to explain some of the Lopprino's ideas for Phase 2 of this project. They would like to fill in almost the entirety of that segment with pavers, which would be a red and a lighter color, that would look very similar to what has been done on their north patio. This phase also includes the installation of planter boxes, some small trees and a gas firepit. A portion of the fence would be removed to include an opening for a gate. D. Moore said he would like them to use

a repurposed gate. He said the landscaping company reiterated that a lot of the rendering is concept only. The tree closest to the building would probably not happen because they'd prefer that trees would be further from the building. Also, they mentioned having a raised bed where a sign could be placed; a portion of the fence is removed to make way for this. At this time, Loprino's are hoping for the approval of Phase 1, as this will tremendously help their business to survive. Phase 2 is aspirational to provide a sense of what they'd like to accomplish in the future. If this is approved, via Certificate of Appropriateness, then they would have permission to proceed.

Mr. Moore said this corner previously held trees that were planted before the Sheriff's House was built in 1887. Trees were on this site most of the time and came down in the 60s and 70s. Also, located in this area there is a cistern which is imbedded in the ground, matching one on the north side; the pavers go around that manhole cover. The same would be done at the new location. The City is making plans to abandon this cistern and redirecting the storm sewer over to Jackson Street. The City has wanted to do this for quite some time, just never got around to it. It is very much in the purview of this Commission to review this request and make recommendations.

E. Wilson asked if the request this evening is to vote on Phase 1 only. Or, if it is necessary to vote on both phases tonight. She opined that additional clarification is needed before she feels comfortable considering Phase 2. D. Moore said the applicants would request a vote this evening; narrowing the focus to Phase 1 this evening is entirely fair. D. Day asked if the cistern is failing or why is it being abandoned. D. Moore believes the cistern still works; however, the City has wanted to redirect this for quite some time. D. Day said he'd hate to have it filled in with gravel, it would be nice to keep it for what it is, even though its underground; it's a nice feature to the building. He suggested voting on the fence portion, which should be kept in place and perhaps a portion of the fence can be used as a gate. The concept itself, he opined is an improvement to the building. He's unsure what material is appropriate, but he believes this is a good use of the space. He wants the fence preserved as much as possible, he was okay with the concept itself.

In response to a question from M. Dejon, Mr. Moore said this concept had been presented to the Old Courthouse and Sheriff's House Advisory Commission in the past; however, City Council wanted to move forward with other ideas for the Old Courthouse before moving forward with this project. Now, because of the pandemic and the guidelines, the owners would like to move forward. In response to a question from E. Wilson, Mr. Moore said the crushed limestone would remain in place and would not cover the cistern; the pavers would go over the top of the limestone only. The cistern lid is at surface level, so they would excavate around it. E. Wilson agrees with Mr. Day about the fence in that it should be repaired, if necessary, and only a portion should be removed if needed for life safety or an egress. In response to further questions about the fence, Chair Day opined that portions of the fence around the current patio were refurbished years ago. D. Day said he remembers Public Works painting the fence years ago. M. Dejon said she agrees that we don't have enough information to make decisions on Phase 2; she's interested in only considering Phase 1 at this time.

Rodney Paglialong arrived at 7:30 PM. D. Moore provided a brief rundown of the Loprino's request, both Phase 1 and Phase 2. He added that the drawing is conceptual only. R. Paglialong asked what the consensus of the Commission is thus far. Mr. Moore said they wish to focus on Phase 1 this evening. D. Moore said the Commission wishes to keep the cistern and to keep the fence in tack as much as possible.

In response to a question from J. Wegmann-Gabb, Mr. Moore said their intention is that the tent is only temporary during the current pandemic situation. Ms. Wilson asked if any permitting is required for the tent, or what guidelines are in place to be certain the tent doesn't become permanent. D. Moore said tents of a certain size can be used temporarily due to the pandemic. He believes the tent will only be there until October. He said if this Commission does not wish to review Phase 2 at this time, he would ask the petitioners to come back with updated renderings in the future. R. Paglialong asked what the City staff thinks about this request. D. Moore said City staff does not see a downside with outdoor dining. This area is not greatly utilized, other than the nativity scene during the holidays. It is believed that the addition would beautify this corner. R. Paglialong asked if Public House gave any indication that they needed this to improve their success. D. Moore said the Loprino's have said that this would be crucial in their recovery.

M. Dejon said she'd like to see more of what they want to do in with landscaping, incorporating trees and restoration/use of the fencing in Phase 2. E. Wilson said the concept is great, her main concern is that the original fence be preserved. Mr. Moore reiterated that Phase 1 includes the removal of a 4' segment of fence, which can be put into storage and repurposed at some time in the future. In response to a question from E. Wilson, Mr. Moore said there is a segment of the fence already in the basement of the Old Courthouse; it is definitely being kept, not thrown out. E. Wilson expressed her concern that perhaps during construction someone could throw it out. She suggested finding a more secure location for storage of the fence segments. Mr. Moore will look into this.

D. Moore shared a photo of the Jackson Street side and showed the segment that would be removed to allow for a walkway. D. Day suggested that he City search the area with a metal detector before allowing any construction begin. He has one that can be used.

D. Moore shared some information contained in the Certificate of Appropriateness. He said this document provides important details to consider. He opined it sounds like there's a consensus here; we need a motion. D. Day said with regard to Phase 1, if requested, we can go through the document as a guide. J. Wegmann-Gabb said she's okay moving forward with Phase 1. There was a consensus of all Commissioners to proceed.

Motion by D. Day to approve the Certificate of Appropriateness as presented identified as Phase 1 as depicted on page 2 of the staff analysis, preservation of the fence panels that are removed and preservation of existing cistern, second by E. Wilson. Ayes: E. Wilson, J. Wegmann-Gabb, M. Dejon, R. Paglialong and Chair D. Day. Nays: none. Abstentions: none. Absentees: none. Motion carried.

## **V. STAFF / COMMISSIONER UPDATES:**

### **a. Courthouse updates:**

D. Moore said Gary Anderson Architects completed part 2 of the application for renovations of the Old Courthouse. Council encouraged them to move forward. From here the process goes forward to the historic preservation office, which should take about two months. At the conclusion, we should have guidelines for the renovations and clarification for historic tax credits for the federal program. The City should be able to apply at the beginning of August. Mr. Moore said it is a very competitive bid process, awardees will be announced in December. We could know by the end of this year if we can go forward with this process. There were no comments.

**VI. FUTURE AGENDA ITEMS:**

With regard to future agenda items, D. Moore said nothing further has been submitted yet. R. Paglialong asked about the deck in front of Napoli Pizza. Mr. Moore said the deck was designed to be removed and taken away. It was built for outdoor dining during COVID-19 pandemic; therefore, because it's temporary, it did not have to come before this Commission. Chair Day said it's great to see the City helping out so much!

**VII. ADJOURNMENT:**

Motion made by R. Paglialong, second by J. Wegmann-Gabb, to adjourn this Regular Meeting of the Historic Preservation Commission. Ayes: E. Wilson, J. Wegmann-Gabb, M. Dejon, R. Paglialong and Chair D. Day. Nays: none. Abstentions: none. Absentees: none. Motion carried. Meeting adjourned at 7:58 PM.

Respectfully submitted,

Jane Howie  
Chief Deputy City Clerk